



Post Office Place, Albion Road, Northwich, CW9 5EH

Part Investment/Part Vacant Town Centre Retail Property

Summary

Tenure	For Sale
Available Size	643 to 1,386 sq ft / 59.74 to 128.76 sq m
Price	£300,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Town Centre Position
- Parking Nearby
- Modern Building
- Ground Floor Let @ £10,000 per annum
- Opposite Sainsburys
- Potential Outside Seating Area
- Freehold

Location

The property is situated on Albion Street to the rear of Witton Street and opposite to Sainsbury's car park within the Town Centre of Northwich. Surrounding properties are mainly retail with the Baron's Quay development close by.

Description

We are delighted to offer for sale this two storey retail property, which is of modern brick construction under a pitch tiled roof.

The ground floor is split into two retail units, one of which is let out to a beauty aesthetics company. The main shop comprises of a ground floor retail area with full cover upstairs.

A small parcel of adjacent land is included in the sale, which could be used for amenity or development, subject to planning.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	643	59.74
1st	743	69.03
Total	1,386	128.77

Lease

The ground floor of 2 Post Office Place is let by way of a 3 year Lease from 2025 at £10,000 per annum outside the Act.

Services

All main services are connected.

Tenure

Understood to be Freehold.

Asking Price

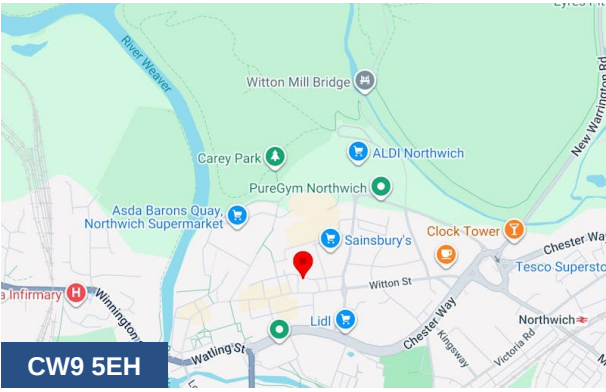
£300,000.

VAT

We are advised that VAT is not applicable.

Legal Cost

Each party are responsible for their own legal costs.



Viewing & Further Information



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